



Housing and Community Development Committee MINUTES

**REGULAR MEETING
Tuesday, December 15, 2015**

Board Members in Attendance:

Gordon Smith

Julie Mayfield

Gwen Wisler

Staff in Attendance:

Cathy Ball

Jeff Staudinger

Shannon Capezzali

Chris Hnatin

Tara Irby

Sandra Anderson

Sam Powers

Jannice Ashley

Nikki Reid

Heather Dillashaw

1. APPROVAL OF MINUTES

The minutes from the meeting on 11/17/2015 were approved.

2. UPDATES

a. Lee Walker Heights

- Julie Mayfield requested an update. Jeff Staudinger explained Phase 1 of the project will entail the demolition of existing units, infrastructure, and the construction of 120 apartments. 96 of those will replace existing 96 public housing units. A second phase is planned that will bring the total units on the existing site to 200. Cathy Ball reported that the City hoped to have a Memorandum of Understanding with Duke Energy for the transfer of the Biltmore Avenue property in the next year.

b. Housing Trust Fund

- Gwen Wisler asked for a review of the Housing Trust Fund process. Jeff Staudinger indicated that the application deadline had passed, and that eight applications had been received. Staff will provide analysis to HCD Committee for the January meeting. HCD Committee recommendations for funding will go to Council in February.

3. UNFINISHED BUSINESS

a. Oak Hill Commons

- Ward Griffin spoke to the Committee. Oak Hill Commons will not develop a "hard-to-house" project at this time. The developer is however moving forward with an affordable housing development on the site. Therefore, the developer will not close on the existing \$200,000 Housing Trust Fund commitment, but has reapplied for funding for a 72 unit development.

4. NEW BUSINESSES

a. Fee Rebate Policy

- The Committee was responding to a citizen's request to amend the Fee Rebate Policy to allow for a permit and tap fee rebate for accessory dwelling units (ADU's) that provided a commitment to ten years of affordability to households at 80% or less of median income. Jeff Staudinger provided an overview of current policy. Rental developments are currently eligible for fee rebates only if assistance is provided from another government program. Staff recommended moving forward with the development of a policy that would provide fee rebates for accessory units, but advised the Committee that additional work was needed. Committee members expressed concern that ADU's were being developed for the purpose of providing short term rentals, assuming such use became legal. Cathy Ball said she would speak to the Development Services Department Director about possibly informing applicants that short term rentals were not an allowable use for ADU's at this time. Staff will provide specific recommendations to the Committee on the Fee Rebate Policy at a future meeting.

b. Request for Proposals for Parks Maintenance Property

- Jeff Staudinger reviewed the work that has been done to prepare the Request for Proposals (RFP) for repurposing the Parks maintenance property for affordable housing. The Committee reviewed the proposed affordability, design and financial requirements and competitive criteria. Staff is also proposing that the property be rezoned Central Business District to allow for greater design flexibility and density. Julie Mayfield requested that some level of "Sustainability" be considered a requirement. Staff will review potential sustainability certifications. Gordon requested that a Food Action Plan element be added. The Committee endorsed moving to full Council for approval to issue the RFP.

c. MHO Offer to Purchase Land on State Street

- Jeff Staudinger provided an overview of the property and the offer by Mountain Housing Opportunities to purchase it. The site is .18 acres and could provide utility and pedestrian access to a larger site, on which MHO proposes to build 12-14 cottages, of which 6 will be affordable. The Committee discussed the proposed model of affordability, which is to loan the City's portion (and other subsidy) to qualified purchasers, who upon sale would pay back those loans in full, with an added repayment equal to the percentage of appreciation in the sales price of the property. Members expressed concerns about the lack of long-term affordability of the homes to be constructed, and expressed a wish to further explore that issue. Gwen Wisler moved to recommend to Council the sale of the State Street property to MHO for \$34,700, according to the terms and conditions expressed in the staff report. Julie Mayfield seconded the motion. It was approved unanimously

d. New HCD Committee member Orientation

- New members agreed to meet with staff on January 5 at 12:30 PM for orientation.

5. PUBLIC COMMENT

- Greg Boron:
 - Recommends that an early childhood center be included on the list of amenities for the Parks Maintenance RFP.
 - Expressed concern about monitoring 10 year affordability for ADU's.
- Timothy Sadler:

- Suggests a self-certification process for persons providing affordable housing (such as ADU's). Suggests non-compliance would result in substantial penalty.
 - Asks how or whether public art funding in the RADTIP could help create affordable housing for artists in manner that the housing itself would be "art."
- Dee Williams:
 - Has been discussing "Ban the Box" initiative with Mission Hospital.
 - Is working exploring establishing a Minority Business Development Suppliers Council (MBDSC).
 - Expressed concern that CDBG and other funding not bringing tangible benefit to persons of color in this community.
- Sam Powers, Director of Community and Economic Development
 - Would be interested in participating as a stakeholder in MBDSC.
 - Provided update (in response to his comments at the November HCD Committee meeting) that a Disparity Study has been included in the staff budget proposal for the City of Asheville for FY 2017.

6. ADJOURN

- **The next meeting of the HCD Committee will be Tuesday, January 19, 2015 at 10:00 am in the 6th Floor Training room of City Hall.**